



Planning Commission Meeting
March 20, 2019 6:00PM

Tim Hauptert called the meeting to order at 6:04 p.m.

PRESENT: Mayor Cegelka, Tim Hauptert, Jeff Adie, Scott McColl

ABSENT: Kel Billings

OTHERS PRESENT: CBO Bob Rodic, Law Director Mark Marong

PUBLIC HEARINGS:

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF FLEET VEHICLES, MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT, 7570 BOND STREET, HC NATIONWIDE LLC.:

The Public Hearing opened at 6:06 pm. There were no comments. The Public Hearing closed at 6:07 pm.

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS A REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT, 7710 BOND STREET, ASPHALT FABRICS & SPECIALITIES.

The Public Hearing opened at 6:08 p.m. There were no comments. The Public Hearing closed at 6:09 p.m.

PUBLIC HEARING OR THE PURPOSE TO DISCUSS A REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT

The Public Hearing opened at 6:10 p.m. There were no comments. The Public Hearing closed at 6:11 p.m.

Motion by Jeff Adie seconded by Scott McColl to approve the minutes of the October 17, 2019 Planning Commission Meeting.

Yeas—Cegelka, Adie, Hauptert
Abstain-McColl
3 yeas – 0 nays
Motion carried

**Motion by Jeff Adie seconded by Mayor Cegelka to approve the minutes
of the January 16, 2019 Planning Commission Meeting.**

**Yeas—Cegelka, Adie, McColl
Abstain-Haupt
3 yeas – 0 nays
Motion carried**

CBO Bob Rodic reported; the Conditional Use Permit for outside storage is designed to allow the outdoor storage of materials and vehicles under certain conditions. Applicants can make a case that they have provided adequate screening by buildings, landscaping or some other means to allow for their company to continue with the outdoor storage of certain things throughout the entire year. The code requires the activity level be looked at two times year so recommendations can be made if needed.

OLD BUSINESS:

**REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH
ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE
OF FLEET VEHICLES, MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL
DISTRICT AT 7555 BOND STREET, ADVANCED ROOFING SYSTEMS, INC:**

Law Director Mark Marong stated; the matter was tabled at the last Planning Commission meeting so the applicant could be here and speak.

Jerry Seligman was in attendance and stated; Advanced Roofing Systems is a commercial roofing contractor. The yard is used for materials and equipment. Jerry has a tenant, a trucking company, that uses the rear of the property to park trailers. Screening has been added along the front fencing to screen the direct site into the yard. There is a minimal amount of materials stored outside, with most of the trucks parked inside.

Bob Rodic stated; at the last meeting, when the applicant was not in attendance, a point was raised that the outdoor storage of fleet trailers was visible from the Tinkers Creek Trail South. The trail is maintained by the Village and located within an easement upon property owned by Republic Services which is zoned General Industrial District. Bob conducted a study and found that Chapter 1147.020 (8) requires outdoor storage to be effectively screened from all adjacent residential districts, public parking areas and public streets. In this case the adjacent zoning district is General Industrial, there are no public parking areas and the natural buffer from Pettibone Road effectively meets the intent of the code. Therefore, no additional screening is required allowing the Conditional Use Permit to be granted.

Bob has walked the trail and agrees that the point regarding screening is well-founded. The trail is designed to be a scenic route along Tinkers Creek. The fleet trailers will not be screened by natural foliage in the warmer weather months. Therefore, Bob recommends that the Village of Glenwillow develop a plan with the cooperation of Republic Services, to provide screening on property owned by Republic Services, directly adjacent to the rear property line of Advanced Roofing Systems, to minimize the view of the outdoor storage from the Tinkers Creek Trail South.

Mayor Cegelka commented; he has spoke with a representative from Republic Services. The Village will work with them to provide some screening close to the fence abutting the property of Advanced Roofing Systems.

Motion by Jeff Adie seconded by Scott McColl to approve the request of a conditional use permit in compliance with zoning code tables 1139.02(7)(e) and 1139.02(7)(f) to permit outdoor storage of fleet vehicles, materials and equipment in a limited industrial district located at 7555 Bond Street, Advance Roofing Systems, Inc.

**Yeas—Adie, Cegelka, Hauptert, McColl
4 yeas – 0 nays**

NEW BUSINESS:

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF FLEET VEHICLES, MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT AT 7570 BOND STREET LLC, HC NATIONWIDE LLC:

Ed Hannon was in attendance and stated; HC Nationwide LLC is an industrial commercial roofer. They have been in the office and warehouse space there for 30 years. The yard is used for storage of equipment, tools and trailers. There is very little outside storage for materials. Most equipment is kept inside.

Bob Rodic Reported; the applicant turned in an application identifying what material he has stored outdoors, a site plan and photos. There is screening attached to their fence that Bob finds suitable. Bob recommends approval.

Motion by Scott McColl seconded by Mayor Cegelka to approve the request of a conditional use permit in compliance with zoning code tables 1139.02(7)(e) and 1139.02(7)(f) to permit outdoor storage of fleet vehicles, materials and equipment in a limited industrial district located at 7570 Bond Street LLC, HC Nationwide LLC.

**Yeas—Adie, Cegelka, Hauptert, McColl
4 yeas – 0 nays**

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT AT 7710 BOND STREET, ASPHALT FABRICS & SPECIALTIES:

Kevin Slivka was in attendance and stated; Asphalt Fabrics & Specialties does pavement maintenance for municipalities throughout the greater Cleveland area and throughout the State.

Bob Rodic reported; the applicant included in his application his questionnaire identifying what he does and the location of the storage with photographs. Bob recommends allowing the use to continue in the manner as it does.

Motion by Jeff Adie seconded by McColl to approve the request of a Conditional Use Permit in compliance with Zoning Code Tables 1139.02(7)(E) and 1139.02(7)(F) to permit outdoor storage of materials and equipment in a Limited Industrial District at 7710 Bond Street, Asphalt Fabrics & Specialties:

**Yeas—Adie, Cegelka, Hauptert, McColl
4 yeas – 0 nay**

Engineer Mike Henry entered the meeting

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT AT 7650 BOND STREET BOB CULTRONA LANDSCAPING:

Tom Cultrona was in attendance and stated; they are a full installation, maintenance, lighting, concrete, landscape paver company that has been around since 1973. They have 22 trucks parked on the property.

Bob Rodic reported; the applicant included in the application methods of his screening, items that are stored outside and photographs. Bob had the Village Landscape Architect look at this since there is extensive landscaping on the property and submitted a report. The only comment from the Landscape Architect is; evaluate shrubs in spring to see if any need replaced. Bob noted this is a very active yard all year long. Bob recommends allowing the use to continue in the manner it has.

Motion by Jeff Adie seconded by Mayor Cegelka to approve the request of a Conditional Use Permit in compliance with Zoning Code Tables 1139.02(7)(E) and 1139.02(7)(F) to permit outdoor storage of materials and equipment in a Limited Industrial District at 7650 Bond Street, Bob Cultrona Landscaping.

**Yeas—Adie, Cegelka, Hauptert, McColl
4 yeas – 0 nays**

Bob Rodic reported; there was an application submitted for a split rail fence on Pettibone Road. Geis has submitted a site plan for the Diamond Business Park Trail, and will be reviewed by the Village Engineer and the CBO.

There being no further business to come before the Planning Commission, motion by Jeff Adie seconded by Scott McColl to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:38 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera